



## **COUNCIL CHAMBERS**

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

### **COUNCIL MEMBERS**

Dennis Kennedy, Mayor  
Hedy Chang, Mayor Pro Tempore  
Larry Carr, Council Member  
Greg Sellers, Council Member  
Steve Tate, Council Member

### **PLANNING COMMISSION**

Geno Acevedo, Chair  
Joseph Mueller, Vice-Chair  
Robert Benich, Commission Member  
Bob Engles, Commission Member  
Robert Escobar, Commission Member  
Ralph Lyle, Commission Member  
Charles Weston, Commission Member

**TUESDAY, JUNE 24, 2003**

### **AGENDA**

### **JOINT MEETING**

### **SPECIAL CITY COUNCIL MEETING**

**and**

### **SPECIAL PLANNING COMMISSION MEETING**

**6:00 P.M.**

*A Special Meeting of the City Council and Planning Commission is called at 6:00 P.M. for the Purpose of Conducting City Business.*

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**Dennis Kennedy, Mayor**

### **CALL TO ORDER**

(Mayor Kennedy)

### **ROLL CALL ATTENDANCE**

(City Clerk Torrez)

### **DECLARATION OF POSTING OF AGENDA**

**Per Government Code 54954.2**

(City Clerk Torrez)

**6:00 P.M.**

**SILENT INVOCATION**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

**NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.**

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME  
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND  
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE  
CITY CLERK/AGENCY SECRETARY WILL FORWARD CORRESPONDENCE TO THE CITY  
COUNCIL/REDEVELOPMENT AGENCY.**

***City Council and Planning Commission Action***

**WORKSHOP:**

	<b>Time Estimate</b>		<b>Page</b>
1.	120 Minutes	<b><u>MURPHY AVENUE CORRIDOR STUDY</u></b> ..... <b><u>Recommended Action(s): No Action is Recommended</u></b> at This Time. The Staff Report Transmits the Consultant Report for Review.	1

**FUTURE COUNCIL-INITIATED AGENDA ITEMS:**

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

**ADJOURNMENT**



## ***CITY COUNCIL STAFF REPORT***

***MEETING DATE: June 24, 2003***

**Agenda Item # 1**

**Prepared By:**

**(Department Director)**

**Submitted By:**

**City Manager**

### **TITLE: Murphy Avenue Corridor Study—Joint Planning**

### **Commission/City Council Workshop**

#### **RECOMMENDED ACTION:**

No action is recommended at this time. This staff report transmits a consultant report for review at a Joint Planning Commission and City Council workshop.

#### **EXECUTIVE SUMMARY:**

The City of Morgan Hill's General Plan 2020, adopted in July 2001, includes City policies to create a four lane Murphy Avenue from Middle Avenue to Cochrane Road. Condit Road would be planned, for at least the next 20 years, to be a two lane road with right-of-way reserved for a four lane road.

In the City Council's review of the draft General Plan in 2001, concerns regarding a future four lane Murphy Avenue were raised by some residents who live on and near Murphy Avenue. In response, the City Council added the following Action to the General Plan's Circulation Chapter:

Circulation Action 3.21: Evaluate the feasibility of developing Murphy Avenue as a two-lane Arterial or Collector. The evaluation should assess as two alternatives, the potential of designating Condit Road an Arterial street and reducing land use intensities in the area served by Murphy Avenue and Condit Road.

The attached report, prepared by the transportation consulting firm of Fehr and Peers Associates, evaluates alternatives for addressing General Plan Circulation Action 3.21. The alternative of reducing land use intensities was found to not reduce future traffic levels enough to be effective. Various alternatives for Condit Road and Murphy Avenue were evaluated. The consultant does not provide a recommendation. City staff's recommendation is that the planning for Murphy Avenue and Condit Road remain as identified in the General Plan. If the Commission and Council want to pursue an alternative, staff would recommend a planned four lane Murphy Avenue south of Dunne Avenue transitioning to a four lane Condit Road north of Dunne Avenue.

Initial public review occurred at a staff sponsored workshop held on Thursday, May 22, 2003. The purpose of the June 24, 2003 Planning Commission/City Council workshop is to provide Commissioners and Council members with an opportunity to have a presentation from Staff and the consultant, ask questions and request information that will be of assistance in the subsequent public hearing process. A Planning Commission public hearing will be scheduled after the workshop. The Commission's recommendation will be considered at a City Council public hearing.

Correspondence from three property owners is attached.

#### **FISCAL IMPACT:**

Using the City's methodology for calculation of the traffic mitigation fee, it is estimated that the City's costs for Condit Road and Murphy Avenue will on the order of \$7,000,000 for the current General Plan 2020 roadway configuration and \$9,000,000 for either the alternative of having a four lane Condit Road/two lane Murphy Avenue or the alternative of a four-lane Murphy Avenue south of Dunne Avenue transitioning to a four lane Condit Road north of Dunne Avenue.